Notes
1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
3) This property is not in any Special Flood Hazard Areas, as shown on DFIRM Panel 9752, Map Number 3710975200J, Panel Effective Date 2/2/2007.
4) Current Zoning: O-I (Office & Institutional)

PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES OR SALES

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE ANNEXATION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE ANNEXATION REGULATIONS FOR THE TOWN OF PITTSBORO AND THE STATE OF NORTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE CHATHAM COUNTY REGISTER OF DEEDS.

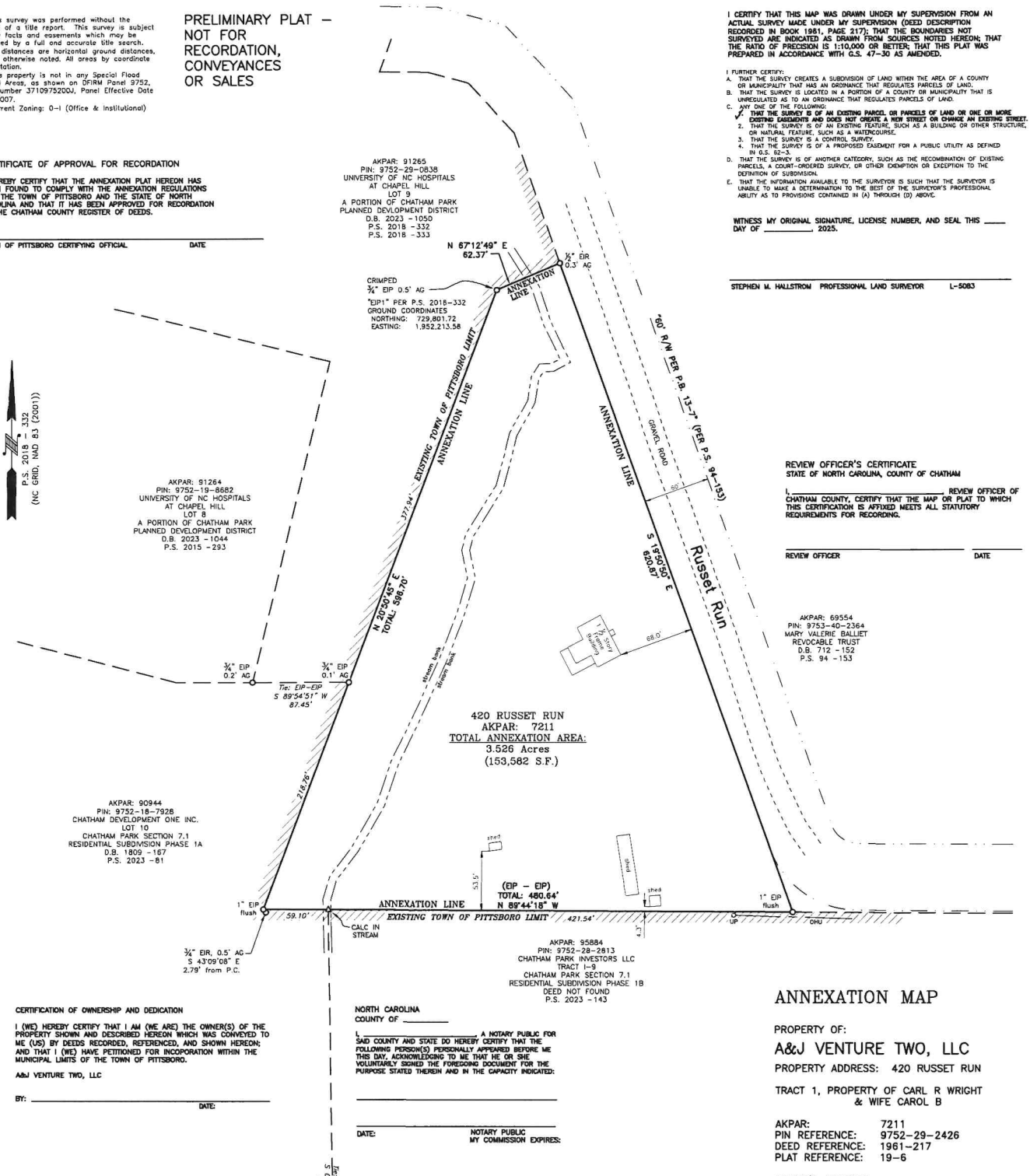
TOWN OF PITTSBORO CERTIFYING OFFICIAL DATE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1961, PAGE 217); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:
A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. ANY ONE OF THE FOLLOWING:
✓ 1. **THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.**
2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
3. THAT THE SURVEY IS A CONTROL SURVEY.
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS ____ DAY OF _____, 2025.

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083



REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, _____ REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEEDS RECORDED, REFERENCED, AND SHOWN HEREON; AND THAT I (WE) HAVE PETITIONED FOR INCORPORATION WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF PITTSBORO.

A&J VENTURE TWO, LLC

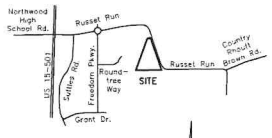
BY: _____ **DATE:**

NORTH CAROLINA
COUNTY OF _____

I, _____ A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

_____

DATE: _____ **NOTARY PUBLIC**
MY COMMISSION EXPIRES:



VICINITY MAP
Not to Scale

ANNEXATION MAP

PROPERTY OF:
A&J VENTURE TWO, LLC
PROPERTY ADDRESS: 420 RUSSET RUN

TRACT 1, PROPERTY OF CARL R WRIGHT & WIFE CAROL B

AKPAR: 7211
PIN REFERENCE: 9752-29-2426
DEED REFERENCE: 1961-217
PLAT REFERENCE: 19-6

OWNER'S ADDRESS
A&J VENTURE TWO, LLC
1011 SHADY NOOK CT
CHAPEL HILL, NC 27517

CENTER TOWNSHIP
CHATHAM COUNTY
NORTH CAROLINA

SCALE: 1" = 60'
PLAT DATE: AUG. 25, 2025
SURVEY DATE: AUG. 01, 2025

0 30 60 120 180 240

LEGEND
EIP ○ EXISTING IRON PIPE
EIR ○ EXISTING IRON ROD
CALC △ CALCULATED POINT
AG ABOVE GRADE
BG BELOW GRADE
UP ○ UTILITY POLE
OHU OVERHEAD UTILITIES
P.C. PROPERTY CORNER
R/W RIGHT-OF-WAY
EXISTING TOWN OF PITTSBORO LIMIT

FREEHOLD LAND SURVEYS, INC. C-165
mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD. SUITE 104
CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com
STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J26496